

University of Massachusetts, Amherst

Project Needs and Scope of Work

Consolidation and Upgrade of the Offices and Labs Western Massachusetts Office of Public Health

In Morrill I and Morrill IV

Division of Facilities and Campus Planning

January 13, 2009

1. Goals, Scope, and Intent

- The goals of this project are to:
 - (1) Make best possible use of the underutilized space in Morrill I and IV that are currently assigned to the Western Massachusetts Department of Public Health, WMDPH
 - (2) Work with WMDPH to plan and implement the consolidation and upgrade of the part of the space that will be used as replacement for space that is proposed to be renovated for another use, and
 - (3) If the consolidation is approved by agreement between UMass and WMDPH, to develop a feasible plan and cost estimate for a proposed new facility for the UMass Animal Research that is critical in maintaining research support on campus for the next five years.
- The scope of project is to renovate and repurpose for the benefit of WMDPH five existing rooms currently assigned to WMDPH and underutilized on the second floor of the Morrill I building - rooms 245, 247, 247A, 251, 251A and 251B.
- The proposed scope includes providing and installing a new fume hood to replace an existing hood that no longer functions to meet minimum standards for exhaust rate, and to clean and paint the existing rooms.
- The intent of the reprogramming and renovation of the currently underutilized spaces – rooms 244 through 256A is to provide enough space with separate and secure entrances and with at grade access to develop a small and critically needed facility for research support that will allow the campus to close an antiquated and marginal facility that is located in the Thayer Building. Thayer has been evaluated as needing the campus to invest in renovation to keep it functioning for four more years before the facility can be replaced by a new building in 2012. The Morrill WMDPH project will save the University the cost of considerable expenditure for a short term facility improvement at Thayer and allow a new facility to be built that will serve the campus for long term research needs.
- The project extent is to consolidate WMDPH from the current total of 6,732 NSF to 4,165 NSF. This total is the same as the projected Program needs for the WMDPH that were determined in a 2007 programming review conducted by the UMass Division of Facilities and Campus Planning in cooperation with WMDPH. At that time, the program needs were determined in order to relocate the entire office to a new location on campus. That project was determined to be too costly and was not funded.

- This more modest consolidation that appears to be feasible and could be funded, stems from the reduction in WMDPH programs and staffing in the office that has not been reflected in a reduction of space. The primary reduction of programs is that the food testing programs that were formerly done in this space are no longer part of the Commonwealth's regulatory programs in public health. Any remaining functions related to food testing were assumed by the Federal Government. Much of the former food testing space has been used for storage since that time and functions within adjacent spaces have been rearranged, thus leaving underutilized space in several locations.

1.1 Timeline for planning

- The need to provide replacement animal care support space before the campus incurs additional significant costs at the Thayer facility is immediate. If replacement space is available for use within 14 months, the costs of renovations to keep Thayer functioning for four more years can be avoided.
- The campus is prepared to initiate planning and design for renovation and design of both the WMDPH office /lab suite in N245-255 on Morrill I as soon as an agreement can be signed.

1.2 The Concept plan for Renovation

- The space colored in red on the attached plans indicates the parts of the east wing of Morrill I that could be renovated for the animal care research support facilities.
- In the short term this facility will provide replacement space for Thayer.
- In the long term this facility will be ideal for a new quarantine facility that will enable the campus to provide considerable improved support for the high level of containment and animal husbandry that is needed for research currently ongoing and for which the campus is anticipating considerable growth in the near future.